



**ENVIRONMENTAL PLANNING COMMISSION
ACTION SHEET
Thursday, December 16, 2004**

Plaza del Sol Hearing Room

**Lower Level
600 2nd Street NW**

MEMBERS PRESENT:

Jeffrey Jesionowski, Chairman
Jens Deichmann
Larry Chavez
James Grout
Klarissa Pena
Virginia Klebesadel
David Steele

MEMBERS ABSENT:

Ishmael Valenzuela

RECORDING SECRETARY:

April Candelaria

1. Call to Order. 8:40 a.m.

- A. Announcement of Changes and/or Additions to the Agenda
- B. Approval of the Amended Agenda **(APPROVED)**

2. Project # 1003458*

04EPC-01673 EPC Sector Development Plan
04EPC-00788 Annexation
04EPC-01672 Zone Map Amendment

MARK GOODWIN & ASSOCIATES agents for WESTLAND DEVELOPMENT CO. INC. request the above actions for all or a portion of Lots 16-20, **West of Westland Atrisco Grant**, zoned A-1, located on INTERSTATE 40 NW, between 118TH ST. NW and 98TH ST. NW, containing approximately 13 acres. (K-8) Stephanie Shumsky, Staff Planner **(RECOMMENDED APPROVAL TO THE CITY COUNCIL)**

3. Project # 1001945*

04EPC-01666 Zone Map Amendment

MADELINE DUNN request the above action for all or a portion of Tracts 297 & 298, **MRGCD Map #38**, a zone map amendment from R-1 to RLT, located on the north side of CARSON ROAD NW, between RIO GRANDE BOULEVARD NW and the ALAMEDA DRAIN, containing approximately 1 acre. (J-13) David Stallworth, Staff Planner **(DEFERRED TO JANUARY 20, 2005)**

4. Project # 1003761*

04EPC-01712 EPC Site Development Plan-
Building Permit

BRISCOE ARCHITECTS PC agent for VAUGHAN EQUITIES LLC request the above action for all or a portion of Lots 14-16, Block 20, Tract 3, Unit 3, **North Albuquerque Acres**, zoned SU-2 Mixed Use, located on PASEO DEL NORTE NE, between HOLBROOK NE and VENTURA NE, containing approximately 2.07 acres. (C-20) Carmen Marrone, Staff Planner (**APPROVED WITH CONDITIONS**)

5. Project # 1002371*

04EPC-01713 EPC Site Development Plan-
Building Permit

TIERRA WEST LLC agents for HOFFMANTOWN WEST CHURCH request the above action for all or a portion of Tract 1A1, **Alban Hills**, zoned SU-1 for R-2 Uses and Church and Related Uses, located on LA ORILLA NW, between COORS BLVD NW and CORRALES DRAIN, containing approximately 17 acres. (D-12) Elvira Lopez, Staff Planner (**APPROVED WITH CONDITIONS**)

6. Project # 1003762*

04EPC-01714 Zone Map Amendment

CONSENSUS PLANNING, INC. agents for PATRICK STROSNIDER request the above actions for all or a portion of Lot K, **Panorama Heights Addition**, a zone map amendment from R-1 to R-T, located on EASTRIDGE DR NE, between CHELWOOD PARK BLVD NE and CONSTITUTION AVE NE, containing approximately 5 acres. (J-22) Anna DiMambro, Staff Planner (**APPROVED**)

7. Project # 1001763*

04EPC-01716 EPC Site Development Plan-
Subdivision
04EPC-01717 EPC Site Development Plan-
Building Permit

CONSENSUS PLANNING, INC. agents for AUTO ZONE INC. request the above actions for all or a portion of Tract C-1, **Albuquerque West Subdivision**, zoned SU-1 PRD & C-1 Permissive Uses, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW, containing approximately 1.5 acres. (H-11) Carmen Marrone, Staff Planner (**APPROVED WITH CONDITIONS**)

8. Project # 1001932*

04EPC-01718 EPC Site Development Plan-
Building Permit

CLAUDIO VIGIL ARCHITECTS agent for PAUL HEDGES request the above action for all or a portion of Tract C, **West Ridge, U-1**, zoned SU-1 for C-1 and IP Uses, located at the southeast corner of OURAY ROAD NW AND TWIN OAKS DRIVE NW, containing approximately 4 acres. (G-10) David Stallworth, Staff Planner (**APPROVED WITH CONDITIONS**)

9. Project # 1003764*

04EPC-01720 EPC Site Development Plan-
Amendment to Building Permit

SMPC ARCHITECTS agents for HOPE EVANGELICAL FREE CHURCH request the above action for all or a portion of Lots 7 & 8, **Holiday Park Subdivision**, zoned SU-1 Church & Related, located on JUAN TABO BLVD NE, between MANITOBA ST NE and BAJA DR NE, containing approximately 5 acres. (F-22) Stephanie Shumsky, Staff Planner (**APPROVED WITH CONDITIONS**)

10. Project # 1001770*

04EPC-01722 EPC Site Development Plan-
Subdivision
04EPC-01721 EPC Site Development Plan-
Building Permit

GEORGE RAINHART & ASSOC. agents for JASPEG LLC request the above actions for all or a portion of Tracts 5-A1-B and 5-A2-A, **Lands of Joel B. Taylor**, zoned C-2 (SC), located on MONTANO RD, between WINTERHAVEN RD. and COORS BLVD., containing approximately 5 acre. (E-12) Elvira Lopez, Staff Planner (**APPROVED WITH CONDITIONS**)

11. Project # 1001778

04EPC-01711 Zone Map Amendment

CONSENSUS PLANNING, INC. agent for JOE HAHN request the above actions for all or a portion of Tracts A2 & B, **Brentwood Hills Subdivision**, a zone map amendment from Tract B: R-1 and Tract A2: C-1 & P to Tract B: O-1, Tract A2: RT & C-1, located on MENAUL BLVD. NE, between MARIE PARK DRIVE NE and TRAMWAY BLVD. NE, containing approximately 4 acres. (H-22) Stephanie Shumsky, Staff Planner (**APPROVED WITH CONDITIONS**)

12. Project # 1003709

04EPC-01545 EPC Site Development
Plan-Subdivision
04EPC-01546 EPC Site Development
Plan-Building Permit
04EPC 01547 EPC Sector Plan Amendment
04EPC 01785 EPC Sector Plan Amendment

GEORGE RAINHART ARCHITECTS & ASSOC agents for ANNA TASSO & CHRISTOPHER CHRONIS request the above actions for all or a portion of Tracts 64, **TOWN OF ATRISCO GRANT UNIT 6**, zoned O-1, and Lots 32-35, Hubbell Heights Subdivision, Zoned R-1, a zone map amendment to SU-1 for O-1 C-1 and Restaurant with Full Service Liquor, located on COORS BLVD SW, between 65TH ST SW and CENTRAL AVE SW, containing approximately 5 acres. (K-11) Makita Hill, Staff Planner (**DEFERRED TO JANUARY 20, 2005**)

13. Project # 1001150

04EPC-01719 EPC Site Development Plan-
Building Permit
04EPC 01351 EPC Zone Map Amendment

ISAACSON & ARFMAN CONSULTING ENGINEERING agents for KB HOME NEW MEXICO INC. request the above actions for all or a portion of Tract L2, **Vista del Norte Subdivision**, from SU-1/O-1 with signage restrictions to SU-1 for R-2 Uses, located on VISTA DEL NORTE NW, between OSUNA NW and VISTA MONTE NW, containing approximately 6 acres. (E-16) Elvira Lopez, Staff Planner **(DEFERRED TO APRIL 21, 2005)**

14. Project # 1001620

04EPC-01710 Text Amendment

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, agent for CITY OF ALBUQUERQUE requests a Text Amendment to Section 14-16-3-1 of the Comprehensive Zoning Code to allow credit for on-street parking. Carmen Marrone, Staff Planner **(DEFERRED TO FEBRUARY 17, 2005)**

15. Project # 1003763

04EPC-01715 EPC Site Development Plan-
Building Permit

CLAUDIO VIGIL ARCHITECTS agent for DWAYNE PINO-AERMI CONTRACTORS LLC request the above action for all or a portion of Tract 17-A-3, **Eagle Ranch**, zoned SU-1 for C-2 and R-2, located at the north-northwest corner of PARADISE BLVD. NW, between PARADISE BOULEVARD NW and EAGLE RANCH ROAD NW, containing approximately 2 acres. (C-13) David Stallworth, Staff Planner **(DEFERRED TO JANUARY 20, 2005)**

16. Project #1000976

04EPC-01346 Zone Map Amendment
04EPC-01760 EPC Site Development Plan-
Subdivision

CONSENSUS PLANNING, INC. agents for GMR, LLC request a Zone Map Amendment from M-H to SU-1 PRD and a Site Plan for Subdivision for all or a portion of Tract 1, **Westland Development Co. Subdivision and unplatted lands of Bernalillo County and Mesa Enterprises**, located west of COORS BLVD. SW between ERVIEN LANE and HUSEMAN PLACE, containing approximately 40 acres. (M-10) Carmen Marrone, Staff Planner **(APPROVED WITH CONDITIONS)**

17. Project # 1002498

04EPC-01486 Annexation
04EPC-01487 Zone Map Amendment
04EPC 01782 EPC Sector Plan Amendment

DULCES N. RIOS agent for DULCES N. RIOS ETAL request the above actions for Lots 40, A, B, C, D, E, 3,4,2, 4A, 4B, 43D, 43C, 43B, 1B, 1A **Town of Atrisco Grant, Unit 2**, 43A1, 43A2, **Petra I. Brito**, 1A, 1B, **M. Candelaria**, 2A, 2B, **Andriano Candelaria**, Lot 3, **Town of Atrisco Grant Unit 2 Division of Tract 41**, zoned A-1, SU Permit, 2MH and MH, a zone map and sector plan map amendment to the Tower/Unser Sector Development Plan to RD/R-1, located on SUNSET GARDENS SW, between 94TH ST. SW and 90TH ST. SW, containing approximately 21.21 acres. (L-9) Juanita Garcia, Staff Planner **(RECOMMENDED APPROVAL TO THE CITY COUNCIL)**

18. Project # 1003715

04EPC-01562 EPC Site Development
Plan-Building Permit

DESIGN PLUS LLC agent for TULSI, INC. request a Site Development Plan for Building Permit to construct five townhomes for all or a portion of Lot 10, Block 22, **Brown & Lail's Highland Subdivision**, zoned SU-2 MC, located on COPPER AVE SE, between OAK STREET SE and MULBERRY STREET SE, containing approximately 0.162 acre. (K-15) Carmen Marrone, Staff Planner **(APPROVED WITH CONDITIONS)**

19. Project # 1001620*

04EPC-00706 Text Amendment

CITY OF ALBUQUERQUE PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE CITY COUNCIL request the above action(s) for an amendment to the Zoning Code (§ 14-16-3-12(A)) to allow the City to consider covenants and restrictions in evaluating a community residential program's facility design. (City-Wide) Russell Brito, Staff Planner **(RECOMMENDED APPROVAL TO THE CITY COUNCIL)**

20. Project # 1003647

04EPC-01338 EPC Sector Development Plan

PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request the above action(s) for rescission of the La Cuesta Sector Development Plan. Josh Skarsgard, Research Analyst **(DEFERRED TO JANUARY 20, 2005)**

21. Project # 1003718*

04EPC-01579 Text Amendment

CITY OF ALBUQUERQUE/PLANNING DEPARTMENT agents, for CITY OF ALBUQUERQUE request the above action for Approval of the Night Sky Protection Ordinance. Josh Skarsgard, Research Analyst **(DEFERRED TO JANUARY 20, 2005)**

22. 04EPC-01771 Project # 1003717
04DRB-01565 Major-Vacation of Pub Right-
of-Way

ERIC C JOHNSON, appeals the Development Review Board's denial of a request for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION**, zoned SU-2 NCR, located on AVENIDA CESAR CHAVEZ SE, between BROADWAY SE and ARNO SE containing approximately 1 acre(s). (L-14) **(REMANDED BACK TO CITY COUNCIL)**

23. Project # 1002941
04EPC-00698 Zone Map Amendment
04EPC-00700 EPC Sector Development Plan
04EPC-00701 Text Amendment

BEN RUIZ requests the above action(s) for all or a portion of Tracts H-20, **Riverview Subdivision**, a zone map amendment from RO-1 to SU-1 C-1 & O-1 including Liquor for on premise consumption, located on EAGLE RANCH ROAD NW, between COORS BLVD. and PIEDRAS MARCADAS DAM, containing approximately 5 acres. (C-12) Russell Brito, Staff Planner **(WITHDRAWN)**

24. Project # 1002112
04EPC-01222 EPC Site Development Plan-
Building Permit
04EPC-01221 EPC Site Development Plan-
Amendment to Subdivision

CONSENSUS PLANNING, INC. agent for SOLID GOLD CLASSIC, LTD. request the above actions for all or a portion of Lots 1-5 & 28-32, Tract A, **North Albuquerque Acres**, zoned SU-2 Mixed Use, located on WYOMING BLVD NE, between PASEO DEL NORTE NE and PALOMAS DR. NE, containing approximately 6 acres. (D-19) (Juanita Garcia, Staff Planner) **(DEFERRED TO MARCH 17, 2005)**

25. Project # 1001043
04EPC-00850 EPC Site Development Plan-
Amendment to Subdivision
04EPC-00849 EPC Site Development Plan-
Building Permit

BOHANNAN HUSTON, INC agents for BANDELIER PROPERTIES request the above actions for all or a portion of Tracts A & B, **STONEBRIDGE POINTE SUBD**, zoned SU-1 special use zone, located on MCMAHON BLVD NW, between MCMAHON BLVD NW and BANDELIER DR NW, containing approximately 17 acres. (A-12) Deborah Stover, Staff Planner **(DEFERRED TO FEBRUARY 17, 2005)**

26. Project # 1003649
04EPC-01340 Zone Map Amendment

GARCIA KRAEMER & ASSOCIATES agent(s) for KENRIC & KRISTY GARCIA request the above action(s) for all or a portion of Tract(s) A, **Division of Land of Richard Casaus**, a zone map amendment from R-1 to C-1, located on MONTANO ROAD NW, between 2ND ST. NW and 4TH ST. NW, containing approximately 1 acre. (F-15) StephanieShumsky, Staff Planner **(DEFERRED TO JANUARY 20, 2005)**

27. OTHER MATTERS

ADJOURNED AT 3:55 P.M.